

331.833

N487c

N.Y.(STATE)--STATE COMMISSION
FOR HUMAN RIGHTS

Q.

THE COMPARATIVE COSTS OF
HOUSING FOR WHITE, NONWHITE
AND PUERTO RICAN FAMILIES IN
THE NEW YORK METROPOLITAN AREAS

CENTRAL CIRCULATION BOOKSTACKS

The person charging this material is responsible for its renewal or its return to the library from which it was borrowed on or before the **Latest Date** stamped below. **The Minimum Fee for each Lost Book is \$50.00.**

Theft, mutilation, and underlining of books are reasons for disciplinary action and may result in dismissal from the University.

TO RENEW CALL TELEPHONE CENTER, 333-8400

UNIVERSITY OF ILLINOIS LIBRARY AT URBANA-CHAMPAIGN

MAY 12 1994

APR 24 1994

When renewing by phone, write new due date below previous due date.

L162



Digitized by the Internet Archive
in 2020 with funding from
University of Illinois Urbana-Champaign

<https://archive.org/details/comparativecosto00newy>

THE COMPARATIVE COST OF HOUSING
FOR WHITE, NONWHITE AND PUERTO RICAN FAMILIES
IN THE NEW YORK METROPOLITAN AREA

(State)
NEW YORK STATE COMMISSION FOR HUMAN RIGHTS

270 Broadway

New York, New York 10007

CONTENTS

	<u>page</u>
Summary	ii
Background	1
New York City	6
Variation in rent/value for similar quality	6
Variation in quality for similar rent/value	7
Suburban Counties	12
Variation in rent/value for similar quality	12
Variation in quality for similar rent/value	14
Rank Positions	18
Rental housing	18
Owner-occupied housing	19

Tables

1. Selected Housing Characteristics in the New York Metropolitan Area, 1960	5
2. Quality and Average Value/Rent for Housing of White, Nonwhite and Puerto Rican Families in New York City, 1960	9
3. Value/Rent and Quality of Housing for White, Nonwhite and Puerto Rican Families in New York City, 1960	10
4. Quality and Average Value/Rent for Housing of White, Nonwhite and Puerto Rican Families in Suburban Counties, 1960	15
5. Value/Rent and Quality of Housing for White, Nonwhite and Puerto Rican Families in Suburban Counties, 1960	16
6. Relative Costs for Similar Quality of Housing: White, Nonwhite and Puerto Rican Families in New York City and Suburban Counties, 1960	21
7. Relative Qualities for Similar Housing Costs: White, Nonwhite and Puerto Rican Families in New York City and Suburban Counties, 1960	22

17 Jul 68 g-c B + 5

SUMMARY

1. Higher housing costs for nonwhite families than for white families in the New York metropolitan area are documented by analysis of data from the 1960 decennial census of population and housing. The experience of Puerto Rican families is also examined as well as the differences and similarities between rental and owner-occupied units and between New York City and its suburban counties (Nassau, Suffolk, Westchester, Rockland). The analysis is based on two approaches: (a) average costs are compared for similar housing quality and, conversely, (b) varying qualities are compared for similar housing cost.
2. The New York metropolitan area contained over three million housing units in 1960 of which three-quarters were in New York City. Renters predominate in the city, home-owners in the suburbs. Housing is more expensive in the suburbs than in the city but is also in a better state of repair. Nonwhites and Puerto Ricans reside primarily within the central city and primarily in rental housing. However, almost 30,000 nonwhite families and 3,000 Puerto Rican families lived in suburban communities in 1960 and recent special censuses of population indicate that their numbers are growing.
3. For the best rental and sale housing, structurally sound and with all plumbing facilities, whites pay more on the average than nonwhites and Puerto Ricans, both inside and outside the city. This is largely the result of higher white incomes and the ability to pay for expensive units.
4. When housing is of lesser quality, unsound or lacking some plumbing facility, different patterns emerge. In New York City, average nonwhite costs for both rental and owner-occupied property are consistently higher than white costs regardless of the degree of disrepair. For example, the average monthly rent in 1960 for a sound apartment but lacking some plumbing facility was \$61 for nonwhites, \$59 for Puerto Ricans, and \$54 for whites.
5. A similar picture occurs when the analysis is reversed. For every price range of both owner and renter-occupied housing in New York City in 1960, whites had the lowest proportion of unsound (deteriorating and dilapidated) housing units, Puerto Ricans had the highest. For example, among apartments renting at between \$80-\$100, seven percent of the white units were unsound, 28 percent of the nonwhite units and 35 percent of the Puerto Rican units.

6. In the suburbs outside New York City, nonwhites again pay higher average rents than whites for units which lack plumbing or are unsound but when buying homes they pay lower average prices than whites for similar quality. For example, average rents among deteriorating units with all plumbing facilities in 1960 were \$87, \$86 and \$82 for nonwhites, Puerto Ricans and whites respectively. For owner-occupied units of the same quality, the average values were \$11,000 nonwhite, \$11,100 Puerto Rican, and \$12,700 white.
7. Nonwhite and Puerto Rican families in the suburbs, as within the city limits, had higher proportions of unsound housing units than whites regardless of the rental or buying costs. For example, among units renting at between \$80-\$100, 13 percent of the white units were unsound, 44 percent of the nonwhite units, and 48 percent of the Puerto Rican units. Among owner-occupied homes valued between \$15,000 and \$17,500, one percent of the white units were unsound, two percent of the Puerto Rican units, and seven percent of the nonwhite units.
8. The relative positions of nonwhite and Puerto Rican housing when both cost and quality are considered is not clear-cut in the New York metropolitan area; in some categories nonwhites appear to have a more favorable experience, in other categories Puerto Ricans have the edge.

Between white and nonwhite housing, however, there is a sharp demarcation. For housing within the reach of nonwhite incomes (i.e. discounting higher white incomes and the ability to pay for expensive units), nonwhites pay higher average rents and, within the city, higher buying prices and for these costs receive poorer quality. The only segment where nonwhites appeared possibly to be holding their own in 1960 was in owner-occupied units in the suburbs where the nonwhite housing was of substantially poorer quality than that of whites but average costs were also lower.

BACKGROUND

A previous study by the Research Division of the Commission examined the interrelations of income, rent and quality of housing in sections of Manhattan predominantly inhabited by Negroes or whites and in "mixed" areas where substantial numbers of both groups lived side by side. The analysis was based on data for census tracts from the 1960 United States Census of Population and Housing. (Census tracts are small geographical areas fixed by the United States Bureau of the Census each containing about 4,000 residents.) The findings established that Negroes allotted more of their income for housing than did whites yet were living in poorer housing. Furthermore, when Negroes and whites paying the same rent were compared, the quality of the Negro housing was lower. In the "mixed" neighborhoods which contained more extensive public housing, Negroes fared somewhat better than in predominantly Negro areas.⁽¹⁾

The following analysis supplements the previous report and is again based on 1960 census data.⁽²⁾ However, instead of the small census tract unit of measurement, the areas examined are New York City and its suburban counties (Nassau, Suffolk, Westchester, Rockland). Owner-occupied housing is included as well as rental units and the characteristics of Puerto Rican housing are described as well as that

(1) N.Y. State Commission for Human Rights, Rent and Quality of White and Negro Housing in Manhattan, New York.

(2) U.S. Bureau of the Census, U.S. Census of Housing 1960, New York, N.Y. Area, Metropolitan Housing, HC(2) No. 123.

of whites and nonwhites.⁽³⁾ In addition, the measurement of housing quality is presented in greater detail so that alternative summary criteria and significant differences among the three ethnic groups may be evaluated more carefully.

Both structural condition of the housing and plumbing facilities available are considered as measures of quality. The structural classifications are defined as:

1. Sound - housing which has no defects or only slight defects normally corrected during the course of regular maintenance.
2. Deteriorating - housing which has defects of an intermediate nature that must be corrected if the unit is to continue to provide safe and adequate shelter.
3. Dilapidated - housing which has one or more critical defects and endangers the health, safety or well-being of the occupants.

Each housing unit is further classified as:

1. With all plumbing facilities, specifically, hot running water and flush toilet and bathtub (shower), or
2. Lacking any or all of the plumbing facilities specified above.

The Commission's earlier study measured housing quality only in terms of the structural classification (sound, deteriorating, dilapidated) without reference to available plumbing facilities. Other writers have used the terms "standard" and "substandard" housing where "standard" units are those sound or deteriorating but with all plumbing facilities, and

(3) Total housing units in this report are the sum of white and nonwhite units each of which includes some of the Puerto Rican units. In 1960, about 96 percent of the Puerto Rican population was enumerated as white, 4 percent nonwhite.

"substandard" includes all remaining units, i.e. sound and deteriorating units which lack some plumbing facilities and all dilapidated units with or without plumbing.⁽⁴⁾ The criteria for sound housing are slightly more rigorous than for standard housing -- 92 percent of all housing in the metropolitan area was standard in 1960, 87 percent sound.

The central purpose of this paper is not to demonstrate whether whites in general have better housing than nonwhites, or whether they pay more or less for it, or even whether they allocate a relatively larger or smaller portion of their income for housing costs. Rather, the purpose is to probe for differences between white, nonwhite and Puerto Rican housing which cannot be accounted for by differences in income and varying abilities to pay. Such residual differences where they exist strongly suggest the presence of discrimination based on color or national origin; when no other common factor which might explain a difference can be isolated, the evidence of discrimination is reinforced.

With the data available, two analytical approaches are possible. Housing costs may be held constant for the ethnic groups and variations in their housing quality observed, or, conversely, quality may be held constant, and variations in cost noted. The results from both methods are described in the following sections.

Before following these lines, however, a review is in order of the over-all housing characteristics of the New York metropolitan area. Table 1 summarizes some of the basic data. New York City and its four suburban counties (Nassau, Suffolk, Westchester and Rockland) contained

(4) N.Y. City Committee on Housing Statistics, Housing Statistics Handbook, Basic Housing Statistics, The City of New York, August 1966.

over three million housing units in 1960 of which 76 percent were in New York City; some 750,000 units in the suburbs. The New York City units were largely rental quarters, 86 percent, but in the suburbs, home-owners predominated and only 28 percent were rented units.

Outside the central city both owner and renter-occupied housing was more expensive on the average than inside the city but it was also of better quality. The average value of private homes in the suburbs was \$18,200 compared to \$17,000 in the city; the corresponding proportions of units in sound condition were 98 percent and 95 percent. The average monthly gross rent in the suburbs was \$95 compared to \$73 in the city with 86 and 83 percent sound respectively.⁽⁵⁾ Both within and outside the city, owner-occupied housing was usually in the better state of repair.

Nonwhites and Puerto Ricans reside primarily within the central city and primarily in rental housing. Nevertheless, almost 30,000 nonwhite families and almost 3,000 Puerto Rican families lived in suburban communities in 1960. Recent special censuses of population in Rockland, Westchester, Nassau and parts of Suffolk indicate that the number of nonwhite families is continuing to grow. (Recent information on Puerto Ricans is not available).⁽⁶⁾

(5) Average values and rents throughout this report are medians i.e. the theoretical amount which divides the distribution into two equal parts, one-half the units falling below this amount and one-half exceeding it. Average values of owner-occupied units are rounded to the nearest hundred dollars.

(6) U.S. Bureau of the Census, Current Population Reports, Series P-28.

N.Y. State Commission for Human Rights, Nonwhites in Suburbia: An Analysis of Population Changes in Nassau County, 1960-1965 and Nonwhite Population Trends in Westchester County, 1960-1965.

Table 1 - Selected Housing Characteristics in the New York Metropolitan Area, 1960

Characteristic	Total metropolitan area	New York City	Suburban counties(a)
Occupied housing units - Total	3,171,600	2,415,547	756,053
Nonwhite	363,061	334,210	28,851
Puerto Rican	155,486	152,556	2,930
<u>Owner-occupied</u>			
Number of units	884,809	337,657	547,152
Average value(b)	\$17,700	\$17,000	\$18,200
Percent nonwhite	4.5	8.6	2.0
Percent Puerto Rican	0.6	1.1	0.3
Percent:			
Sound with all plumbing facilities	96.3	94.7	97.4
Sound lacking plumbing facilities	0.3	0.3	0.2
Deteriorating with all plumbing facilities	2.8	4.1	2.0
Deteriorating lacking plumbing facilities	0.1	0.2	0.1
Dilapidated	0.5	0.7	0.3
Total	100.0	100.0	100.0
<u>Renter-occupied</u>			
Number of units	2,286,791	2,077,890	208,901
Average monthly rent(b)	\$75	\$73	\$95
Percent nonwhite	14.1	14.7	8.6
Percent Puerto Rican	6.6	7.2	0.5
Percent:			
Sound with all plumbing facilities	78.4	78.0	82.0
Sound lacking plumbing facilities	4.7	4.8	3.6
Deteriorating with all plumbing facilities	11.0	11.3	8.7
Deteriorating lacking plumbing facilities	2.5	2.5	2.1
Dilapidated	3.4	3.4	3.6
Total	100.0	100.0	100.0

(a) Nassau, Suffolk, Westchester and Rockland counties.

(b) Average values and rents throughout this report are medians, i.e. the theoretical amount which half the units exceed and half fall below. Average values of owner-occupied units are rounded to the nearest hundred dollars.

NEW YORK CITY

Variation in Rent/Value for Similar Quality

For sound rental housing with all plumbing facilities, white families in New York City pay on the average more than nonwhite families who in turn pay more than Puerto Rican families. Table 2 shows that the respective average monthly rents in 1960 were \$79, \$70 and \$65. This sequence arises in part from higher incomes and abilities to pay, e.g. 17 percent of the white families paid over \$120 for their apartments, 8 percent of the nonwhites were in this top bracket and only 2 percent of the Puerto Ricans.

As the rental units progressively decline in quality from structurally sound but lacking one or more plumbing facilities to outright dilapidated, whites usually pay least, nonwhites most, and Puerto Ricans somewhere between the two. For example, whites managed to obtain sound housing but lacking some plumbing for \$54 on the average, nonwhites paid \$61 for similar quality and Puerto Ricans \$59.

A similar pattern underlies owner-occupied units. For sound housing with all plumbing facilities, whites paid an average \$17,400, nonwhites \$15,800 and Puerto Ricans \$15,700. For lesser quality units, the average cost to nonwhites was higher than for whites in every category, e.g. the average value of deteriorated housing but still with all its plumbing, was \$12,900 for whites and \$14,100 for nonwhites.

The average value of Puerto Rican homes does not fall consistently in each quality group between the corresponding white and

nonwhite values -- for deteriorating units without plumbing and for dilapidated units, Puerto Ricans paid more than nonwhites, \$15,600 compared to \$14,100 and \$11,900 compared to \$11,300.

Variation in Quality for Similar Rent/Value

Although whites paid more for their housing in New York City in 1960 than nonwhites, and nonwhites paid more than Puerto Ricans, whites also had the best quality housing and Puerto Ricans the poorest. Twelve percent of white housing was deteriorating or dilapidated, 33 percent of nonwhite housing and 41 percent of Puerto Rican housing.

More significant than these over-all figures is the persistence of the order when cost differences are taken into consideration. In every category of value for owner-occupied units and gross monthly rent for rental units, whites had the lowest proportion of deteriorating and dilapidated units, Puerto Ricans the highest. Table 3 summarizes these data. For example, among inexpensive apartments renting for \$50 to \$60, 23 percent of those held by whites ~~were~~ unsound (deteriorating and dilapidated), 40 percent of those held by nonwhites, and 44 percent of those held by Puerto Ricans. Although high quality cannot be expected at low cost in any field of endeavor, it would appear that of the limited good housing which did exist in this price range, whites were getting more than their share.

Even when the costs were higher, whites also had much the better apartments. Where rents ranged between \$100 and \$120, four percent of the white units were unsound, 25 percent of the nonwhite units, and 30 percent of the Puerto Rican units.

The same picture is presented by owner-occupied housing. For units valued at \$15,000 to \$17,500, three percent of those owned by whites were unsound, seven percent for nonwhites, and 17 percent for Puerto Ricans.

Table 2 - Quality and Average Value/Rent for Housing of White, Nonwhite and Puerto Rican Families in New York City, 1960

Tenure and quality	White	Nonwhite	Puerto Rican
<u>NUMBER OF HOUSING UNITS</u>			
<u>Owner-occupied</u>			
Sound with all plumbing facilities	294,343	25,488	3,052
Sound lacking plumbing facilities	872	336	40
Deteriorating with all plumbing facilities	11,228	2,575	589
Deteriorating lacking plumbing facilities	387	188	22
Dilapidated	1,715	525	139
Total	308,545	29,112	3,842
<u>Renter-occupied</u>			
Sound with all plumbing facilities	1,451,576	170,193	78,400
Sound lacking plumbing facilities	70,604	28,186	9,360
Deteriorating with all plumbing facilities	173,611	60,158	36,125
Deteriorating lacking plumbing facilities	32,561	20,184	8,869
Dilapidated	44,440	26,377	15,960
Total	1,772,792	305,098	148,714
<u>AVERAGE VALUE OR MONTHLY RENT(a)</u>			
<u>Owner-occupied units</u>			
Sound with all plumbing facilities	\$17,400	\$15,800	\$15,700
Sound lacking plumbing facilities	13,200	17,000	13,600
Deteriorating with all plumbing facilities	12,900	14,100	14,100
Deteriorating lacking plumbing facilities	9,500	14,100	15,600
Dilapidated	9,800	11,300	11,900
Total units	\$17,200	\$15,600	\$15,300
<u>Renter-occupied units</u>			
Sound with all plumbing facilities	\$79	\$70	\$65
Sound lacking plumbing facilities	54	61	59
Deteriorating with all plumbing facilities	60	64	59
Deteriorating lacking plumbing facilities	48	58	56
Dilapidated	53	58	56
Total units	\$75	\$66	\$62

(a) Averages based on fewer than 200 housing units are of questionable validity and should be interpreted accordingly.

Table 3 - Value/Rent and Quality of Housing for White, Nonwhite
and Puerto Rican Families in New York City, 1960

Tenure, value/rent and quality	White	Nonwhite	Puerto Rican
Total occupied units	2,081,337	334,210	152,556
Percent deteriorating	10	25	30
Percent dilapidated	2	8	11
<u>Owner-occupied</u>			
Total: number of units	308,545	29,112	3,842
Percent deteriorating	4	9	16
Percent dilapidated	1	2	4
\$17,500 & over: number of units	147,543	9,283	1,253
Percent deteriorating	2	7	12
Percent dilapidated	(a)	1	2
\$15,000-\$17,400: number of units	57,224	7,020	768
Percent deteriorating	3	7	16
Percent dilapidated	(a)	(a)	1
\$12,500-\$14,900: number of units	43,116	6,133	708
Percent deteriorating	4	9	13
Percent dilapidated	1	1	4
\$10,000-\$12,400: number of units	30,263	3,869	573
Percent deteriorating	7	13	17
Percent dilapidated	1	3	5
\$7,500-\$9,900: number of units	14,252	1,722	331
Percent deteriorating	11	17	26
Percent dilapidated	2	5	7
\$5,000-\$7,400: number of units	8,456	691	157
Percent deteriorating	16	22	29
Percent dilapidated	3	9	9
Less than \$5,000: number of units	7,691	394	52
Percent deteriorating	6	15	21
Percent dilapidated	4	14	15

Tenure, value/rent and quality	White	Nonwhite	Puerto Rican
<u>Renter-occupied</u>			
Total: number of units	1,772,792	305,098	148,714
Percent deteriorating	12	26	30
Percent dilapidated	3	9	11
\$120 & over: number of units	251,818	16,877	2,663
Percent deteriorating	2	15	20
Percent dilapidated	(a)	4	6
\$100-\$119: number of units	167,512	21,138	4,998
Percent deteriorating	3	20	23
Percent dilapidated	1	5	7
\$80-\$99: number of units	322,306	48,466	16,747
Percent deteriorating	6	22	27
Percent dilapidated	1	6	8
\$70-\$79: number of units	242,646	39,839	20,540
Percent deteriorating	10	24	26
Percent dilapidated	2	7	8
\$60-\$69: number of units	295,821	58,788	34,944
Percent deteriorating	13	26	27
Percent dilapidated	2	7	9
\$50-\$59: number of units	243,321	54,865	32,627
Percent deteriorating	19	30	33
Percent dilapidated	4	10	11
\$40-\$49: number of units	137,966	37,400	21,734
Percent deteriorating	27	33	36
Percent dilapidated	7	13	15
\$30-\$39: number of units	58,879	15,437	9,167
Percent deteriorating	33	35	39
Percent dilapidated	11	19	20
Less than \$30: number of units	20,512	4,285	2,453
Percent deteriorating	30	35	41
Percent dilapidated	14	20	22
No cash rent: number of units	32,011	8,003	2,841
Percent deteriorating	13	28	29
Percent dilapidated	3	7	9

(a) Less than one percent

SUBURBAN COUNTIES

Nonwhite and Puerto Rican families in northern states are usually urban dwellers but increasing numbers are joining the suburban migration. In 1960, almost 30,000 nonwhite and 3,000 Puerto Rican families lived in Nassau, Suffolk, Westchester and Rockland counties. Tables 4 and 5 show the cost and quality of the housing they found there and parallel Tables 2 and 3 for New York City. However, it should be kept in mind that many of the subcategories, particularly for Puerto Ricans, represent small numbers and generalizations based on them have limited significance.(7)

Variation in Rent/Value for Similar Quality

For sound rental housing with all plumbing facilities, in the suburbs, whites paid an average \$101, nonwhites \$85, and Puerto Ricans \$94. As in New York City, whites pay most, but unlike the city, Puerto Ricans pay a higher average than nonwhites. Again, the ability to pay for good housing is a factor -- 32 percent of the white families paid over \$120 for their apartments, 23 percent of the Puerto Ricans were in this top bracket and 20 percent of the nonwhites.

(7) Furthermore, the quality and cost of housing data from the 1960 census were tabulated on a 25 percent sampling basis and are subject to sampling error. For example, Table 4 shows 4 Puerto Rican owner-occupied housing units which were sound but lacking plumbing facilities (average value over \$17,500) -- this estimated number of units results from one such housing unit actually enumerated in the 25 percent sample.

For lesser housing qualities, sound but lacking plumbing, deteriorating and dilapidated, nonwhites paid more than whites, e.g. deteriorating units with plumbing cost nonwhites \$87 on the average, whites \$82.(8)

Owner-occupied housing in the suburbs is valued higher for whites than nonwhites regardless of its quality; the over-all averages are \$18,200 for whites, \$14,300 nonwhites. This is different from New York City where nonwhites paid more than whites in all quality groups except where the units were sound with all plumbing. For example, for deteriorating units with plumbing, in New York City whites paid \$12,900, nonwhites \$14,100, but in the suburbs whites paid \$12,700, nonwhites \$11,000. (Tables 2 and 4)

Puerto Rican home-owners in the suburbs, like whites and unlike nonwhites, outnumbered renters. Furthermore, they usually had good housing -- 94 percent had sound units with all plumbing facilities. Ninety-eight percent of the white units were of this quality, 84 percent of the nonwhite. The average cost of this good housing was least for Puerto Ricans, \$13,800 compared to \$18,400 for whites, \$15,000 for nonwhites.

(8) Why dilapidated rental units should cost more on the average than sound units even though they were without some plumbing facility is puzzling. This is true for whites, nonwhites and Puerto Ricans as shown in Table 4. Although the averages are based on small numbers of nonwhites and Puerto Ricans, there are a substantial number of white units involved. The differences may lie in hidden biases or other technical flaws but, on the other hand, perhaps plumbing really is more important to suburbanites than the structural soundness of their homes. Within New York City, although dilapidated housing is less expensive, it is only very slightly so, one to three dollars less (Table 2).

Variation in Quality for Similar Rent/Value

Although whites paid more for their housing in the suburbs than nonwhites or Puerto Ricans, they also had the best housing -- 5 percent was deteriorating or dilapidated compared to 20 percent of Puerto Rican units and 32 percent of nonwhite units. Here, nonwhite housing was of poorer quality than that of Puerto Ricans whereas within New York City, it was better (nonwhite 33 percent unsound, Puerto Rican 41 percent). Nonwhite housing inside and outside the city was of about the same quality, 33 and 32 percent unsound respectively.

When costs are considered, whites continue to have better housing than nonwhites or Puerto Ricans even though they are all paying about the same amounts. Table 5 summarizes these data. For example, of homes valued between \$15,000 and \$17,500, one percent of the white units were unsound, two percent of the Puerto Rican units, and seven percent of the nonwhite units; for apartments renting at \$100-\$120 a month, eight percent of those occupied by whites were unsound, 41 percent of those occupied by nonwhites and Puerto Ricans.

Table 4 - Quality and Average Value/Rent for Housing of White, Nonwhite and Puerto Rican Families in Suburban Counties, 1960
(Nassau, Suffolk, Westchester, Rockland)

Tenure and quality	White	Nonwhite	Puerto Rican
<u>NUMBER OF HOUSING UNITS</u>			
<u>Owner-occupied</u>			
Sound with all plumbing facilities	523,436	9,169	1,704
Sound lacking plumbing facilities	1,096	152	4
Deteriorating with all plumbing facilities	9,684	988	93
Deteriorating lacking plumbing facilities	533	186	-
Dilapidated	1,548	360	13
Total	536,297	10,855	1,814
<u>Renter-occupied</u>			
Sound with all plumbing facilities	162,588	8,730	584
Sound lacking plumbing facilities	5,880	1,575	58
Deteriorating with all plumbing facilities	15,439	2,777	233
Deteriorating lacking plumbing facilities	2,631	1,798	56
Dilapidated	4,367	3,116	185
Total	190,905	17,996	1,116
<u>AVERAGE VALUE OR MONTHLY RENT(a)</u>			
<u>Owner-occupied units</u>			
Sound with all plumbing facilities	\$18,400	\$15,000	\$13,800
Sound lacking plumbing facilities	10,600	8,200	17,500+
Deteriorating with all plumbing facilities	12,700	11,000	11,100
Deteriorating lacking plumbing facilities	8,100	7,200	-
Dilapidated	9,800	7,000	11,200
Total units	\$18,200	\$14,300	\$13,700
<u>Renter-occupied units</u>			
Sound with all plumbing facilities	\$101	\$85	\$94
Sound lacking plumbing facilities	54	66	39
Deteriorating with all plumbing facilities	82	87	86
Deteriorating lacking plumbing facilities	57	66	51
Dilapidated	67	68	84
Total units	\$97	\$78	\$87

(a) Averages based on fewer than 200 housing units are of questionable validity and should be interpreted accordingly.

Table 5 - Value/Rent and Quality of Housing for White, Nonwhite
and Puerto Rican Families in Suburban Counties, 1960
(Nassau, Suffolk, Westchester, Rockland)

Tenure, value/rent and quality	White	Nonwhite	Puerto Rican
Total occupied units	727,202	28,851	2,930
Percent deteriorating	4	20	13
Percent dilapidated	1	12	7
<u>Owner-occupied</u>			
Total: number of units	536,297	10,855	1,814
Percent deteriorating	2	11	5
Percent dilapidated	(a)	3	1
\$17,500 & over: number of units	292,466	2,932	417
Percent deteriorating	1	6	2
Percent dilapidated	(a)	(a)	1
\$15,000-\$17,400: number of units	92,454	1,984	235
Percent deteriorating	1	6	2
Percent dilapidated	(a)	1	-
\$12,500-\$14,900: number of units	74,534	1,763	473
Percent deteriorating	2	7	3
Percent dilapidated	(a)	2	-
\$10,000-\$12,400: number of units	46,541	1,963	385
Percent deteriorating	4	12	8
Percent dilapidated	(a)	2	1
\$7,500-\$9,900: number of units	19,247	1,197	226
Percent deteriorating	8	16	1
Percent dilapidated	1	5	-
\$5,000-\$7,400: number of units	8,169	649	64
Percent deteriorating	14	35	31
Percent dilapidated	3	12	6
Less than \$5,000: number of units	2,886	367	14
Percent deteriorating	16	32	71
Percent dilapidated	11	33	-

Tenure, value/rent and quality	White	Nonwhite	Puerto Rican
<u>Renter-occupied</u>			
Total: number of units	190,905	17,996	1,116
Percent deteriorating	9	25	26
Percent dilapidated	2	17	17
\$120 & over: number of units	53,515	2,559	170
Percent deteriorating	3	20	11
Percent dilapidated	(a)	6	6
\$100-\$119: number of units	30,133	2,024	145
Percent deteriorating	7	28	24
Percent dilapidated	1	13	17
\$80-\$99: number of units	38,879	3,494	328
Percent deteriorating	11	28	26
Percent dilapidated	2	16	22
\$70-\$79: number of units	20,122	2,013	159
Percent deteriorating	13	32	26
Percent dilapidated	3	22	16
\$60-\$69: number of units	16,733	2,418	107
Percent deteriorating	15	30	32
Percent dilapidated	4	22	26
\$50-\$59: number of units	11,472	2,416	55
Percent deteriorating	17	22	45
Percent dilapidated	6	20	33
\$40-\$49: number of units	6,365	1,569	48
Percent deteriorating	20	18	46
Percent dilapidated	8	21	-
\$30-\$39: number of units	2,284	499	44
Percent deteriorating	19	24	27
Percent dilapidated	9	41	18
Less than \$30: number of units	880	162	11
Percent deteriorating	19	25	27
Percent dilapidated	13	30	-
No cash rent: number of units	10,522	842	49
Percent deteriorating	8	21	24
Percent dilapidated	2	13	-

(a) Less than one percent

RANK POSITIONS

This section, in effect, summarizes the two preceding sections and shows for New York City and its suburban counties the relative costs and quality of housing for white, nonwhite and Puerto Rican families. Table 6 tabulates the position of each ethnic group according to housing cost when quality is similar; Table 7 tabulates their positions according to quality when costs are similar. The abbreviations "H", "M", "L" are used in both tables to indicate high, middle and low positions respectively.

In general, it seems quite clear that whites get more for their housing money than do nonwhites or Puerto Ricans in the New York metropolitan area, both inside and outside the city, whether renting or buying homes. The position of nonwhite vis-a-vis Puerto Rican housing is less clear -- in some categories nonwhites have an edge, in others Puerto Ricans have the more favorable experience.

Rental Housing

Table 6 shows that for the best housing, sound with all plumbing facilities, whites pay on the average more than nonwhites or Puerto Ricans both inside and outside the city. In large part, this is because of the higher incomes and greater ability of whites to pay for expensive apartments. Within the city, nonwhites pay more than Puerto Ricans for the best housing; outside the city, they pay less.

When the housing is not of such good quality and lacks some plumbing facility or is deteriorating or dilapidated, nonwhites in every category except one pay higher average rents than either whites or Puerto Ricans. The one exception is dilapidated suburban housing which was most expensive for Puerto Ricans.

Table 7 shows that for varying rent costs, whites inside and outside the city, have the lowest proportion of deteriorating or dilapidated units. (A single exception is suburban apartments renting for less than \$30 where Puerto Ricans had the lowest unsound proportion. However, only 11 Puerto Rican units fell in this category, too small a number to yield a significant difference.)

Within New York City, Puerto Ricans had the largest proportion of bad housing regardless of the rent level; outside the city they had the largest proportion in some rent categories but in others were exceeded by nonwhites.

Owner-Occupied Housing

Table 6 indicates that the best owner-occupied housing units, sound with all plumbing facilities, cost whites on the average more than they do nonwhites or Puerto Ricans both inside and outside the city. Again, however, as with rental units, this is primarily the result of higher white income and ability to pay for expensive homes.

For units in New York City lacking some plumbing or structurally unsound, whites managed to get them at the lowest cost in every category

of disrepair. At some levels nonwhites paid more than Puerto Ricans on the average, sometimes less.

Outside the city, nonwhite buyers paid the lowest average prices for defective housing in contrast to nonwhite renters who paid the highest average rents.

In Table 7, the picture for owner-occupied and rental housing in New York City is identical -- whites have the lowest proportion of unsound units and Puerto Ricans the highest at every cost level.

Outside the city, whites have the lowest proportion unsound in each cost group except one, homes valued at \$7,500-\$9,900 where Puerto Ricans had the lowest proportion.

Nonwhites in the suburbs have the highest proportion of unsound units regardless of cost. (A single exception occurs in housing priced at less than \$5,000 where Puerto Ricans had a higher proportion but again only 14 Puerto Rican families were involved and the difference can not be considered significant.) The poorer nonwhite suburban housing is consistent with lower average costs indicated in Table 6. This is the only one of the four housing segments analyzed -- owner-occupied units inside and outside the city and renter-occupied units inside and outside the city -- where such consistency prevails. For owner-occupied units inside the city and for renter-occupied units both inside and outside, the quality of nonwhite housing was poorer than that of whites but average costs were higher.

Table 6 - Relative Costs for Similar Quality of Housing: White, Nonwhite and Puerto Rican Families in New York City and Suburban Counties, 1960

/Relative costs (average value or average rent) are indicated by "H" high i.e. highest cost among the three ethnic groups, "M" middle cost, and "L" lowest cost. These order positions are based on the average values and rents shown in Tables 2 and 4./

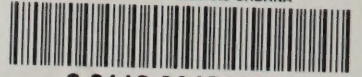
Tenure and quality	New York City			Suburban counties		
	White	Nonwhite	Puerto Rican	White	Nonwhite	Puerto Rican
<u>OWNER-OCCUPIED</u>						
Sound with all plumbing	H	M	L	H	M	L
Sound lacking plumbing	L	H	M	M	L	H
Deteriorating with all plumbing	L	H	H	H	L	M
Deteriorating lacking plumbing	L	M	H	H	L	no units
Dilapidated	L	M	H	M	L	H
Total	H	M	L	H	M	L
<u>RENTER-OCCUPIED</u>						
Sound with all plumbing	H	M	L	H	L	M
Sound lacking plumbing	L	H	M	M	H	L
Deteriorating with all plumbing	M	H	L	L	H	M
Deteriorating lacking plumbing	L	H	M	M	H	L
Dilapidated	L	H	M	L	M	H
Total	H	M	L	H	L	M

Table 7 - Relative Qualities for Similar Housing Costs: White, Nonwhite and Puerto Rican Families in New York City and Suburban Counties, 1960

Relative qualities (proportion of housing units unsound) are indicated by "H" high i.e. highest proportion among the three ethnic groups, "M" middle proportion, and "L" lowest proportion. These order positions are based on the proportions of housing units deteriorating or dilapidated shown in Tables 3 and 5.7

Tenure and value/rent	New York City			Suburban counties		
	White	Nonwhite	Puerto Rican	White	Nonwhite	Puerto Rican
<u>OWNER-OCCUPIED</u>						
\$17,500 & over	L	M	H	L	H	M
15,000-17,400	L	M	H	L	H	M
12,500-14,900	L	M	H	L	H	M
10,000-12,400	L	M	H	L	H	M
7,500- 9,900	L	M	H	M	H	L
5,000- 7,400	L	M	H	L	H	M
Less than \$5,000	L	M	H	L	M	H
Total	L	M	H	L	H	M
<u>RENTER-OCCUPIED</u>						
\$120 & over	L	M	H	L	H	M
100-119	L	M	H	L	H	H
80- 99	L	M	H	L	M	H
70- 79	L	M	H	L	H	M
60- 69	L	M	H	L	M	H
50- 59	L	M	H	L	M	H
40- 49	L	M	H	L	M	H
30- 39	L	M	H	L	H	M
Less than \$30	L	M	H	M	H	L
No cash rent	L	M	H	L	H	M
Total	L	M	H	L	M	H

UNIVERSITY OF ILLINOIS-URBANA



3 0112 064518332